



# Westfield-Washington Township Advisory Plan Commission (APC) Workshop Meeting

Minutes of the March 20, 2023, APC Workshop Meeting  
*Presented for approval: April 3, 2023*

Westfield-Washington Township Advisory Plan Commission  
met at 7:00 p.m. on Monday, March 20, 2023, at Westfield City Services Center.

*Active links for this meeting:*

[March 20, 2023, APC Agenda & Exhibits](#)

[March 20, 2023, YouTube Video](#)

## **OPENING OF MEETING**

[YouTube Time: 0:01](#)

### **Roll Call**

**Commissioners Members Present In-Person:** Kristen Burkman, Matt Deck, Robert Horkay, Andre Maue, Victor McCarty, Cindy Spoljaric, and Dave Schmitz.

**Commissioners Present Virtually:** Ginny Kelleher.

**Commissioners Absent:** Mike Johns.

**City Staff Present In-Person:** Kevin Todd, Director, Caleb Ernest, Senior Planner, and Lauren Gillingham, Senior Planner.

**City Staff Present Virtually:** None.

**Legal Counsel Present:** Ashley Ulbricht with Taft Stettinius & Hollister LLP.

## **APPROVAL OF MINUTES**

Maue motioned to approve the March 6, 2023 Minutes.  
Schmitz seconded. Motion passed. Vote 8-0.

## **REVIEW RULES AND PROCEDURES**

Gillingham reviewed APC Workshop rules and procedures.

## **CONSENT AGENDA ITEMS**

[YouTube Time: 2:57](#)

### **2209-DDP-27**

Ultimate Canine

17901 Eagletown Road

Ultimate Canine, LLC by Gerdorn Engineering requests Detailed Development Plan approval of a 14,571 square foot canine training facility on 3.5 acres +/- in the Springmill Trails PUD District.

(Planner: Lauren Gillingham – [lgillingham@westfield.in.gov](mailto:lgillingham@westfield.in.gov))

### **2210-DDP-32**

**Northpoint Commerce Park, Lot 4**

20355 Commerce Park Drive

JRF Construction by Fritz Engineering requests Detailed Development Plan approval for a 53,440 square foot multi-tenant flex building on 5.66 acres +/- in the Northpoint PUD District.

(Planner: Weston Rogers – [wrogers@westfield.in.gov](mailto:wrogers@westfield.in.gov))

### **2210-DDP-33**

**Northpoint Commerce Park, Lot 2**

20418 Commerce Park Drive

JRF Construction by Fritz Engineering requests Detailed Development Plan approval of a 32,000 square foot multi-tenant flex building on 2.35 acres +/- in the Northpoint PUD District.

(Planner: Weston Rogers – [wrogers@westfield.in.gov](mailto:wrogers@westfield.in.gov))

*Agendas and minutes for all City meetings are updated and available at the City's website.*

Website: [www.westfield.in.gov](http://www.westfield.in.gov) / Community Development Department E-mail: [community@westfield.in.gov](mailto:community@westfield.in.gov)

## **2303-DDP-06**

### **Chatham Villages Apartments**

*1549 Chatham Villages Boulevard, Approximately*

CHLL, LLC by V3 Companies requests Detailed Development Plan approval of a 250-unit Multi-family development on 17.28 acres +/- in the Chatham Hills PUD District.

*(Planner: Lauren Gillingham – lgillingham@westfield.in.gov)*

McCarty motioned to approve the Consent Agenda as presented.

Schmitz seconded. Motion passed. Vote 8-0.

## **WORKSHOP ITEMS**

### **2108-PUD-21[WORKSHOP]**

[\*YouTube Time: 3:54\*](#)

#### **Grand Millennium Center PUD Amendment II (formally Amendment I)**

*North of David Brown Drive, East and West of Westfield Blvd*

31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.

*(Planner: Lauren Gillingham - lgillingham@westfield.in.gov)*

Staff presentation / Petitioner presentation / APC comments / Workshop discussion.

### **2212-PUD-20 [WORKSHOP]**

[\*YouTube Time: 1:12:22\*](#)

#### **Wheeler Landing PUD Amendment VI**

*Southwest corner of 186th Street and Kinsey*

Leo Brown Development, LLC by Clark Quinn Moses Scott & Grahm, LLP requests an amendment to the Wheeler Landing PUD to add 2.34 acres +/- to Area III of the PUD.

*(Planner: Caleb Ernest - cernest@westfield.in.gov)*

Staff presentation / Petitioner presentation / APC comments / Workshop discussion.

## **MISCELLANEOUS ITEMS**

[\*YouTube Time: 1:59:33\*](#)

### **Department Presentation**

Final Data Presentation

*(Planner: Caleb Ernest - cernest@westfield.in.gov)*

## **ITEMS CONTINUED TO A FUTURE MEETING**

### **2111-PUD-27 [CONTINUED]**

#### **TowneRun PUD**

*Northwest corner of Towne Road and West 146th Street*

LOR Corporation by Church Church Hittle + Antrim requests a change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun PUD District.

*(Planner: Kevin Todd - ktodd@westfield.in.gov)*

### **2209-ZOA-03 [CONTINUED]**

#### **Unified Development Ordinance Amendment (Floodplain)**

The City of Westfield requests approval of an ordinance to amend Articles 3.5 & 5.5 of the Westfield-Washington Township Unified Development Ordinance.

*(Planner: Pam Howard - phoward@westfield.in.gov)*

**REPORTS/COMMENTS:**

[YouTube Time: 2:12:31](#)

- Plan Commission Comments
- Downtown Update
- City Council Liaison
- Board of Zoning Appeals Liaison
- Plat Committee Liaison
- Community Development Department

**ADJOURNMENT**

McCarty motioned to adjourn the meeting.  
Deck seconded. Motion passed. Vote 8-0.  
The meeting adjourned at 9:21 p.m.

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## **Signature Page for APC Minutes for March 20, 2023**

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Robert Horkay, President

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Ginny Kelleher, Vice President

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Kevin M. Todd, Secretary